



Village of Canal Winchester
36 South High Street
Canal Winchester, Ohio 43110
Chris Strayer, Development Director
Phone Number 614-837-7493 Fax Number 614-837-0145

Property Address or Location: **US 33 & Diley Rd.**

Owner's Name: **Eichhorn Limited Partnership**

Acreage: **64.71 acres**

Zoning: **PCD, Planned Commercial District**

Building Size (if applicable): **NA**

Building Specifications (if applicable): **NA**

Utility Information:

Sanitary - 30" and lift station on south property line

Water – 12" terminated at Diley Rd. and access drive

Transportation (modes, locations, etc.):

- **Roadway**
 - **US 33 Interchange frontage**
 - **Access from Diley Rd.**
 - **Diley Rd. reconstructed in 2007 to four lane cross-section with signalized intersection to be installed as needed**
 - **ADT on Diley Rd.: 2005- , 2030–50,000**
- **Rail** – not available on site, Rickenbacker intermodal yard under construction 8 miles from site
- **Air**
 - **Rickenbacker International 8 miles from site,**
 - **Columbus International 20 miles from site**

Incentives: **Canal Winchester Community Reinvestment Area #2, 15 year 100% property tax abatement**

Recommended Use: **Retail, Office**

